

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: R.C.M.P. AND JUSTICE BUILDING EMERGENCY GENERATOR UPGRADING

RECOMMENDATIONS:

1. *THAT* Council approve additional expenditures in the amount of \$60,000 to complete the construction of the new emergency generator.
2. *THAT* Council approve the award of a contract to Bynett Construction Services Limited in the amount of \$293,715 (inclusive of G.S.T.) for the R.C.M.P. and Justice Building emergency generator.

REPORT

On 1996 March 27, the Civic Development Committee adopted the attached staff report requesting that a contract be awarded for construction of the R.C.M.P. and Justice Building emergency generator.

Staff advised that the lowest qualified tender was submitted by Bynett Construction Service Limited in the amount of \$293,715.00. Staff further advised that the reference checks on Bynett Construction indicate that the company is well qualified and acceptable for this project.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

COPY - CITY MANAGER
- DIRECTOR FINANCE
- DIRECTOR ENGINEERING
- DIRECTOR PLANNING & BUILDING
- CHIEF BUILDING INSPECTOR
- CITY SOLICITOR

Councillor D. Evans
Member

Councillor D. Johnston
Member

TO: CHAIR & MEMBERS OF THE
CIVIC DEVELOPMENT COMMITTEE

1996 MARCH 26

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: **RCMP AND JUSTICE BUILDING EMERGENCY
GENERATOR UPGRADING**

PURPOSE: To obtain Council approval for additional expenditures to complete the emergency generator project and to award a contract for the construction of the RCMP and Justice Building emergency generator.

RECOMMENDATIONS:

- 1) **THAT** Council be requested to approve additional expenditures in the amount of \$60,000 to complete the construction of the new emergency generator.
- 2) **THAT** Council approve the award of a contract to Bynett Construction Services Limited in the amount of \$293,715 (inclusive of G.S.T.) for the RCMP and Justice Building emergency generator.

REPORT

1.0 BACKGROUND:

In 1993 May, the consulting firm of Reid Crowther and Partners was commissioned to carry out a preliminary seismic evaluation of the R.C.M.P. detachment addition of the Burnaby Justice Building Complex.

The objective of the evaluation was to identify and recommend corrective measures for various deficiencies such that the (E.O.C.) Emergency Operation Centre would still be functional to provide essential services in the event of a significant earthquake.

One of the recommendations in the May 1993 report by Reid Crowther and Partners Limited was to upgrade the old and inadequate emergency power supply. The factors that made the upgrading of the emergency generator important were: insufficient power supply, parts are difficult to obtain and would result in long periods of down time and the original installation would be unlikely to withstand a major seismic event.

With this in mind, Reid Crowther and Partners Limited was retained to study and report on the emergency power requirements to provide full back-up power to the RCMP portion of the existing complex. This report, which was completed in November 1994, recommended that a single generator with a capacity of 390 kw would be the minimum requirement to handle the building loads.

In September 1995, the engineering firm of Reid Crowther and Partners Limited was selected to undertake the detailed design for a new emergency generator.

During the initial design stages, the proposed emergency generator system was expanded as reported to the Civic Development Committee to include the Justice and Law Court portion of the complex. The decision to include the Justice portion of the building was based on several factors. Firstly, the associated problems with providing power to part of an existing building would be eliminated further, it was cost effective to increase the generator size and related equipment now compared to a separate generator at a later date and the increased size would also allow for limited future expansion of the RCMP offices. Reid Crowther and Partners Limited completed the design and on 1996 March 07, tender documents were issued to seven (7) selected general contractors. The additional cost to provide full back-up power to the entire complex resulted in a modest 20% increase to the original project budget of \$300,000 approved by Council in 1995 August. Council approval is necessary to expend an additional \$60,000 required to complete the expanded scope of work.

2.0 PROJECT COSTS:

At the close of tenders on 1996 March 21, six (6) valid tenders were received by the Purchasing Department. The results of these tenders are summarized in Appendix "A". The lowest qualified tender has been submitted by Bynett Construction Services Limited in the amount of \$293,715.00 (including G.S.T.). Now that tenders have been received, firm project costs can be calculated as follows:

Construction costs as tendered by Bynett Construction Services - (excluding G.S.T.)	-	\$ 274,500
Construction Contingency	-	\$ 23,500
Permits	-	\$ 700
Estimated Consultant Fees	-	\$ 34,000
Disbursements, courier, printing & misc. costs	-	\$ 2,000
Testing, inspection, asbestos removal	-	\$ <u>1,500</u>
Sub Total	-	\$ 336,200
G.S.T. @ 7%	-	\$ <u>23,534</u>
Total Gross Project Costs	-	\$ <u>359,734</u>
Less G.S.T. Rebate (4%)	- -	\$ 13,448
Total Net Project Costs	-	\$ <u>346,286</u>

3.0 FINANCING:

Project Status:

Revised Project Costs	-	\$ 359,734
Approved Project Costs	-	<u>\$ 300,000</u>
Additional Expenditure	-	<u>\$ 59,734</u>

The above costs are inclusive of 7% G.S.T.

Financing in the amount of \$300,000 is already in place and sufficient General Funds are available to finance the additional \$60,000 expenditure to complete the project (inclusive of 7% G.S.T.).

Expenditures on the project total \$21,415 to 1995 December 31. Including the additional \$60,000 expenditure, a total of \$325,125 (net of 4% G.S.T. rebate) is needed to complete the project in 1996. The 1996 Provisional Capital Budget includes a provision of \$151,000. The balance of \$174,125 will be included in the 1996 City Building component of the 1996 - 2000 Annual Capital Budget, bringing the total project expenditure to \$325,125 for 1996.

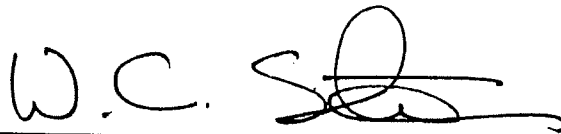
4.0 AWARD OF CONTRACT:

The construction firm of Bynett Construction Services Limited has been incorporated in B.C. since 1992 and has averaged over 2.75 million per year in the past five (5) years. The reference checks on Bynett Construction have concluded that the Company is well qualified and acceptable for this project. Based on the positive reference checks to past owners and consultants, it is recommended that a construction contract be awarded to Bynett Construction Services Limited in the amount of \$293,715 (including GST) for the construction of the new emergency generator for the RCMP and Justice Building.

5.0 CONCLUSION:

It is the recommendation of the Major Civic Building Project Coordination Committee that Council approve an additional expenditure in the amount of \$60,000 to complete the required funding for the construction of the RCMP and Justice building emergency generator. Staff also seek approval from Council through the Civic Development Committee to award a construction contract to Bynett Construction Services Limited in the amount of \$293,715 (including GST).

Subject to Council's approval, staff will work with the consultants to prepare a construction contract for signatures and commence construction of the emergency generator as soon as possible.



W. C. SINCLAIR, CHAIR, MAJOR CIVIC BUILDING
PROJECT COORDINATION COMMITTEE



D. G. STENSON, DIRECTOR PLANNING
AND BUILDING

RP:ap
Attach.

cc: City Manager
Director Finance
Deputy Director, Engineering
Chief Building Inspector
City Solicitor

jstercmp.cdc

APPENDIX "A"

RCMP AND JUSTICE BUILDING GEMERGENCY GENERATOR

CONTRACTOR	BASIC TENDER PRICE	G.S.T.	TOTAL TENDER PRICE
Bynett Construction Services	\$ 274,500.00	\$ 19,215.00	\$ 293,715.00
CDC Construction Services	\$ 284,979.00	\$ 19,948.00	\$ 304,927.00
Hodgson King & Marble Ltd.	\$ 289,561.00	\$ 20,269.27	\$ 309,830.27
Seaward Construction Ltd.	\$ 295,600.00	\$ 20,692.00	\$ 316,292.00
RMT Contracting and Equipment Co. Ltd.	\$ 297,800.00	\$ 20,846.00	\$ 318,646.00
Smith Brothers & Wilson (B.C.) Ltd	\$ 320,000.00	\$ 22,400.00	\$ 342,400.00
MGM Construction Ltd.	Incomplete bid forms	N/A	N/A

RP:ap

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